



RICK AUERBACH • ASSESSOR
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2770
lacountyassessor.com
213.974.3101



May 20, 2004

TO: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Yvonne Brathwaite Burke
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Rick Auerbach

SUBJECT: **2004 PROPOSITION 8 PROCEDURES AND STATISTICS**

Each year at this time, this office has reported to you on the status of Proposition 8 decline-in-value assessments. This report is to provide information on the review of existing Proposition 8 values. It also alerts you to the mailing of value change notices, which may increase the number of public inquiries to your offices.

Review of Prior Years' Proposition 8 Values

The Assessor is required by law to annually review existing Proposition 8 values. This year's review is complete resulting in value increases on 43,000 of the 62,000 properties analyzed for the January 1, 2004 lien date. Additionally, the review identified 228 properties spread throughout the County that will receive a reduction in value.

Property owners will be notified of either an increase or decrease in value by one of the "Notices of Assessed Value Change" shown as Attachments 1 and 2. These notices are being mailed today.

Property values have continued to increase during the first part of 2004. However, as interest rates rise, it is difficult to predict at this time similar increases for the 2005 Assessment Roll. As you know, values for the 2005 Assessment Roll are not set until January 1, 2005, the property tax lien date.

- **Attachment #1 - Value Increase**

This Notice of Assessed Value Change advises that an existing Proposition 8 value has been increased and also shows the 2004 trended Proposition 13 value that is the maximum amount at which the property may be assessed. Information is given on how to contact us if the property owner disagrees with the new value. If we are unable to reach an agreement, it also explains the procedure for filing an assessment appeal.

- **Attachment #2 - Value Reduction**

This Notice of Assessed Value Change is similar to Attachment #1, but indicates that the Assessor's annual review resulted in a decrease.

My Assistant Assessor, Bonnie Oliver, and Chief Deputy, Gary Townsend, are available to answer any questions your staff may have concerning this report.

lh

Attachments

- c: David E. Janssen, Chief Administrative Officer
Violet Varona-Lukens, Executive Officer, Board of Supervisors
Tyler McCauley, Auditor-Controller
Mark J. Saladino, Treasurer and Tax Collector
Board of Supervisors' Chief Deputies
Judy Hammond, Director, Public Affairs



MAILING DATE: May 20, 2004

NOT A TAX BILL
SEND NO MONEY

(SAMPLE INCREASE NOTICE)

PUBLIC, JOHN Q. AND JANE
500 W TEMPLE ST, RM 295
LOS ANGELES CA 90012-2770

ASSESSOR'S ID NO: 4391-001-001 6
REGION: 07
CLUSTER: 07152
SITUS ADDRESS:
320 TROUSDALE PL
BEVERLY HILLS CA 90210-1902

NOTICE OF ASSESSED VALUE CHANGE

During the 1990's, property owners throughout Los Angeles County experienced a general decline in the value of their real estate. Proposition 8, passed by California voters in 1978, provided for a **temporary** reduction in assessed values where the Proposition 13 value of property exceeded the actual market value. Proposition 8 provides that the property owner is entitled to the **lower** of two values: (1) a property's Proposition 13 value, which is the purchase price and/or the cost of new construction, annually trended for inflation not to exceed 2% per year; or (2) the current market value of the property as of the January 1, lien date.

In Los Angeles County, the Assessor has recognized these declining property values in several ways. A county-wide reappraisal project was initiated in 1993, property owners were encouraged to request an informal Proposition 8 (possible decline-in-value) review, and assessments were reduced through the assessment appeal process. **Your property assessment was previously reduced to reflect the decline in its market value by one of these methods.**

Once a temporary reduction in assessed value has been granted, the Assessor must review the property's value annually until it is fully restored to its Proposition 13 value. Depending on the market value determined by this review, the assessed value may be further reduced, left the same, partially increased, or fully restored to its Proposition 13 value.

A review of recent sales in your area has been completed for 2004. This analysis indicates that the market value of your property has **increased** in value. The new assessed value for 2004 is shown in the right hand column below. In an effort to provide you with as much information as possible, your 2003 assessed value and the 2004 trended Proposition 13 value are also indicated. **The 2004 Proposition 13 value is the maximum amount at which this property may be assessed.** Please note that your 2004 assessed value is equal to or less than your trended Proposition 13 value.

REGULAR ASSESSMENT ROLL FOR 2004:

	2004 TRENDED PROPOSITION 13 VALUE	2003 ASSESSED VALUE	2004 ASSESSED VALUE
Land:	\$ 90,467	\$ 63,300	\$ 69,700
Improvements:	\$ 110,571	\$ 77,400	\$ 85,100
Total Real Property:	\$ 201,038	\$ 140,700	\$ 154,800
Exemption: HOMEOWNER	\$ 7,000	\$ 7,000	\$ 7,000
Taxable Value:	\$ 194,038	\$ 133,700	\$ 147,800

If you have any questions concerning the increase in your assessed value, or have information that would indicate a lower value, please call or visit the Assessor's regional office, noted below, within 15 days from receipt of this notice. The regional office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.

Assessor's regional office:

6120 Bristol Parkway, Culver City CA 90230-6604
(310) 665-5300

EXPLANATION OF NOTICE

A change in the assessed value of your property has been made for the reason indicated on the face of this notice.

CORRECTED ROLL VALUES. The new roll value when a correction has been made for the regular assessment roll.

CORRECTED VALUE INCREASES AND DECREASES. A correction which results in a value decrease will automatically generate a corrected (lower) tax bill, or a refund if taxes have already been paid. A value increase will generate an escape assessment and an additional bill for the added taxes due.

ANNUAL INFLATION TREND FACTORS INCREASES. The California Constitution, Article XIII A, Section 2, Subdivision (b) provides that after a new base year value assessment is enrolled on the regular assessment roll, it shall be trended each year thereafter by an inflation factor not to exceed 2 percent each year. This is known as the "trended base year value." You will not receive a notice for these annual increases.

CONTACTING THE REGIONAL OFFICE. If you are considering filing an assessment appeal, first contact the regional office listed on the face of this notice. If the regional office does not resolve the matter to your satisfaction, you must file an application with the Assessment Appeals Board in a timely manner. (See "Procedures For Filing An Assessment Appeal Application" below.)

The regional office is the only office that has the records for your property. Please refer to the Assessor's Identification Number (AIN) when making inquiries. Microfiche copies of the assessment roll are available for public inspection in all of our offices.

REQUESTING A REVIEW FROM THE REGIONAL OFFICE. For a "decline in value" situation, if the actual market value of your property on January 1 of the current year falls below the total real property value on the regular assessment roll, please contact our regional office and request a review before December 31. You may also file an application for an assessment appeal during the regular filing period from July 2 through November 30.

When your property suffers physical damage due to misfortune, calamity, or disaster (fire, flood, earthquake, etc.), contact the Assessor's Office within twelve months from the date of damage to file for reassessment.

APPEALING YOUR BASE YEAR VALUE WITH THE ASSESSMENT APPEALS BOARD. A formal appeal may be filed on a "Supplemental Assessment" within sixty days of either (1) the date of mailing printed on the tax bill or (2) the postmark date for the tax bill, whichever is later. A reduction by the Board applies to the supplemental assessment and to all following regular assessment rolls. The value cannot be changed thereafter, except for the annual inflation trend increases, or until the subsequent occurrence of new construction or a change in ownership.

If you do not appeal on the supplemental tax bill, you may still appeal on the regular assessment roll during the next regular July 2 through November 30 filing period, or the regular filing period for any of the three following years. However, a reduction by the Board on such an appeal does not result in a retroactive reduction on the supplemental assessment or on any of the preceding regular assessment rolls.

PROCEDURES FOR FILING AN ASSESSMENT APPEAL APPLICATION. You may obtain assessment appeal applications by telephone, mail, or in person from the Assessment Appeals Board, Room B-50, Kenneth Hahn Hall of Administration, 500 W. Temple St., Los Angeles, CA., 90012-2770, (213) 974-1471. Forms and information are also available at the Assessment Appeals Web site, <http://bos.co.la.ca.us/categories/propertytaxappeals.htm>

A formal appeal may be filed on a "Supplemental Assessment" or "Corrected Assessment Roll" within sixty days of either (1) the date of mailing printed on the tax bill or (2) the postmark date for the tax bill, whichever is later.

An application is considered timely filed if (1) it is sent by U.S. mail, properly addressed with postage prepaid, postmarked no later than the filing deadline; OR (2) the appeals board is satisfied that the mailing occurred by the filing deadline. If the filing deadline falls on a Saturday, Sunday or legal holiday, an application that is mailed and postmarked on the next business day shall be considered timely filed.

You must file an application from July 2 through November 30 for value changes enrolled on the regular assessment roll, or for "decline in value" situations, when the actual market value of your property as of the preceding January 1, has fallen below the total real property assessed value.

You must file a written application, state your reason for disagreeing with the assessment, and state your opinion of the market value. You must submit market value evidence at the hearing.

If the Assessor's staff and you agree that an Assessor's judgment error has been made, the deadline to file an application can be extended to twelve months following your receipt of this notice. Failure of the Assessor to make a "decline in value" review is not considered an Assessor's error. This provision applies only in cases where the existence of the error becomes evident after the filing deadline has passed.

Revenue & Taxation Code Section 1607 provides that, after an application is filed, and if you and the Assessor's staff agree on the value, a written stipulation can be made. If the Board accepts the stipulation, you will not need to attend a hearing. If the Board rejects the stipulation, you must subsequently attend a hearing and present evidence.

Important Notice: If you are mailed a "Supplemental Tax Bill" and you pay taxes through an impound account, you must contact your lender regarding payment of these taxes. Your lender may not be aware that a "Supplemental Tax Bill" has been issued. Failure to make sure that taxes are paid in a timely manner may result in a tax default and penalties.



NOT A TAX BILL
SEND NO MONEY

(SAMPLE DECREASE NOTICE)

PUBLIC, JOHN Q. AND JANE
500 W TEMPLE ST, RM 295
LOS ANGELES CA 90012-2770

ASSESSOR'S ID NO: 7541-001-001 8
REGION: 14
CLUSTER: 14163
SITUS ADDRESS:
1636 PASEO DEL MAR
PALOS VERDES EST CA 90274-1853

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A review of recent sales in your area has been completed for 2004. This analysis indicates that a further assessed value **reduction** is warranted for 2004.

REGULAR ASSESSMENT ROLL FOR 2004:

	2003 ASSESSED VALUE	2004 ASSESSED VALUE
Land:	\$ 66,000	\$ 59,400
Improvements:	\$ 80,700	\$ 72,600
Total Real Property:	\$ 146,700	\$ 132,000
Exemption: HOMEOWNER	\$ 7,000	\$ 7,000
Taxable Value:	\$ 139,700	\$ 125,000

Assessor's regional office:

1401 E. Willow St, Signal Hill CA 90755-3543
(562) 256-1701

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